

## **PUBLIC AND INSTITUTIONAL (PI) DISTRICT**

### ***Purpose and Intent:***

The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasipublic, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.

### ***Additional Requirements:***

Accessory residential uses in the Public and Institutional (PI) District, including single-family detached dwellings, two-family dwellings, townhouse dwellings, multifamily dwellings, shall conform with the dimensional requirements for such uses in the General Office Moderate Intensity (GO-M) District as specified in Tables 4-11-3 and 4-11-4.

### ***Permitted Uses:***

#### **AGRICULTURAL USES**

Agricultural Production (crops)  
Forestry

#### **RESIDENTIAL USES**

Common Area Recreation & Service Facilities  
Congregate Care Facilities **D [AOD]**  
Group Care Facilities **D [AOD]**  
Private Dormitories **[AOD]**  
Shelters for the Homeless **D [AOD]**  
Shelters, Temporary **D [AOD]**

#### **ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)**

Accessory Uses and Structures (customary)  
Caretaker Dwellings **D [AOD]**  
Communication Towers (exceeding height limits of zoning district) **S**  
Communication Towers (not exceeding height limits of zoning district) **D**  
Disabled Motor Vehicles **D**  
Satellite Dishes/TV and Radio Antennae (Accessory) **D**  
Swimming Pools **D**

#### **RECREATIONAL USES**

Athletic Fields  
Clubs or Lodges  
Country Clubs with Golf Courses **D**  
Golf Courses **D**  
Public Parks **D**  
Public Recreation Facilities **D**  
Riding Stables **S**  
Shooting Ranges, Outdoor (Govt Owned/Operated) **S**  
Sporting & Recreational Camps **D**  
Sports Instructional Schools

#### ***Continued – Recreational Uses***

Sports & Recreation Clubs, Indoor  
Swim and Tennis Clubs **D**

#### **EDUCATIONAL AND INSTITUTIONAL USES**

Ambulance Services  
Auditoriums, Coliseums, Theaters or Stadiums  
(capacity<, 100 people) **[AOD]**  
Auditoriums, Coliseums, Theaters or Stadiums  
(capacity>, 100 people) **S [AOD]**  
Cemeteries/Mausoleums **D**  
Churches **[AOD]**  
Colleges or Universities **[AOD]**  
Correctional Institutions **S [AOD]**  
Day Care Centers, Adult (29 or less) **D [AOD]**  
Day Care Centers, Adult (30 or more) **D [AOD]**  
Day Care Centers, Child (29 or less) **D [AOD]**  
Day Care Centers, Child (30 or more) **D [AOD]**  
Elementary or Secondary Schools **[AOD]**  
Fire Stations  
Fraternities or Sororities (Univ. or College) **[AOD]**  
Government Offices  
Hospitals **[AOD]**  
Libraries **[AOD]**  
Museums or Art Galleries **[AOD]**  
Nursing and Convalescent Homes **[AOD]**  
Orphanages **[AOD]**  
Police Stations, Neighborhood  
Post Offices  
Psychiatric Hospitals **[AOD]**  
Retreat Centers **[AOD]**  
School Administration Facilities  
Specialty Hospitals **[AOD]**

**BUSINESS, PROFESSIONAL, & PERSONAL SERVICES**

Automobile Parking (commercial) *S*  
Funeral Homes or Crematoriums *S*  
Medical, Dental or Related Offices  
Medical or Dental Laboratories  
Rehabilitation or Counseling Services

**RETAIL TRADE**

None

**WHOLESALE TRADE**

None

**TRANSPORTATION, WAREHOUSING AND UTILITIES**

Airports or Air Transportation Facilities [*WCA*] *S*  
Communication Towers (exceeding height limits of zoning district) *S*  
Communication Towers (not exceeding height limits of zoning district) *D*  
Heliports [*WCA*] *S*  
Utility Lines and Related Appurtenances:  
• Distribution Poles, Transmission Poles & Towers  
• Other  
Utility Service Facilities *D*

**OTHER USES**

Automotive Parking (subj. to Sec. 9-5-6)  
High Mast Outdoor Lighting > 50' in ht. *D*  
  
Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)  
  
Storage Trailers (accessory use) *D*  
  
Temporary Events, including but not limited to:  
(Refer to Section 9-3-3(f))  
• Arts and Crafts Shows  
• Carnivals and Fairs  
• Christmas Tree Sales  
• Concerts, Stage Shows  
• Conventions, Trade Shows  
• Outdoor Religious Events

<b><i>D</i></b>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<b><i>S</i></b>	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
<b><i>Z</i></b>	Overlay Zoning Required.
<b><i>WCA</i></b>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<b><i>R</i></b>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<b><i>AOD</i></b>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

## **PUBLIC AND INSTITUTIONAL (PI) DISTRICT**

### *DIMENSIONAL REQUIREMENTS:*

<i>Minimum Development Size</i>	<b>5 acres</b>
<i>Minimum Lot Size</i>	<b>40,000 square feet</b> , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	<b>150 feet</b>
<i>Minimum Street Frontage:</i>	<b>100 feet</b>
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	<b>30 feet</b> from the property line or <b>55 feet</b> from the centerline of the street whichever is greater [See Section 9-4-12(d)(2)c]
Minor Thoroughfare	<b>40 feet</b> from the property line or <b>75 feet</b> from the centerline of the street whichever is greater [See Section 9-4-12(d)(2)c]
Major Thoroughfare	<b>50 feet</b> from the property line or <b>95 feet</b> from the centerline of the street whichever is greater [See Section 9-4-12(d)(2)c]
<i>Minimum Interior Setbacks:</i> (side and rear yards)	
Adj. to Non-Res. Zoning	<b>20 feet</b>
Adj. to Res. Zoning	<b>35 feet</b>
<i>Maximum Height:</i>	<b>50/80 feet</b> , (Fifty (50) foot maximum height without additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not to exceed (80) feet in height.)

### Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*
- *Reduction of setback in Core City Area (See Section 9-4-12 (e) (2) of the High Point Development Ordinance). The Board of Adjustment may approve a reduction in the required minimum setbacks, up to 50%, as a Special Exception. Such Special Exception shall apply*

*only to properties that are located in a Public and Institutional (PI) District within the Core City area, the boundary of which is defined by the adopted Core City Plan.*

This City of High Point zoning district fact sheet has been compiled by the Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.